

CONSERVATION EASEMENT

STATE OF FLORIDA:  
COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 16<sup>th</sup> day of FEBRUARY, 2004, by and between **ROSCOE AND MARY THOMPSON**, whose mailing address is **5539 MOSSY TOP WAY, TALLAHASSEE, FL 32303** hereinafter referred to as the "Grantor," and **LEON COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the

Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR  
(Husband's Name Typewritten)

Roscoe Thompson  
(Signature)

Richard L. White  
(Sign)  
(Print Name)

GRANTOR  
(Wife's name typewritten)

Mary K Thompson  
(Signature)

Richard L. White  
(Sign)  
(Print Name)

WITNESSES

John J. Mueller  
(Sign)  
(Print Name)

WITNESSES

John J. Mueller  
(Sign)  
(Print Name)

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of \_\_\_\_\_

FEBRUARY, 2004, by ROS COE Thompson, who is personally  
(Husband's name)  
known to me, or has produced \_\_\_\_\_ as identification and  
(type of identification)

did not take an oath.

Richard L. White  
(Signature of Notary)

RICHARD L. WHITE  
(Print, Type or Stamp Name of Notary)

\_\_\_\_\_  
(Title or Rank)

\_\_\_\_\_  
(Serial Number, If Any)

STATE OF FLORIDA



Richard L. White  
MY COMMISSION # DD085185 EXPIRES  
January 21, 2006  
BONDED THRU TROY FAIR INSURANCE, INC.

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 16<sup>th</sup> FEBRUARY 2004 by

MARY L. THOMPSON, who is personally known to me, or has produced  
(Wife's name) as identification and did not take an oath.  
(type of identification)

[Signature]  
(Signature of Notary)

RICHARD L. WHITE  
(Print, Type or Stamp Name of Notary)

\_\_\_\_\_  
(Title or Rank)

\_\_\_\_\_  
(Serial Number, If Any)

This instrument was prepared by: Julie Lovelace, Sr. Assistant County Attorney  
Leon County Attorney's Office  
301 South Monroe Street  
Tallahassee, Florida 32301

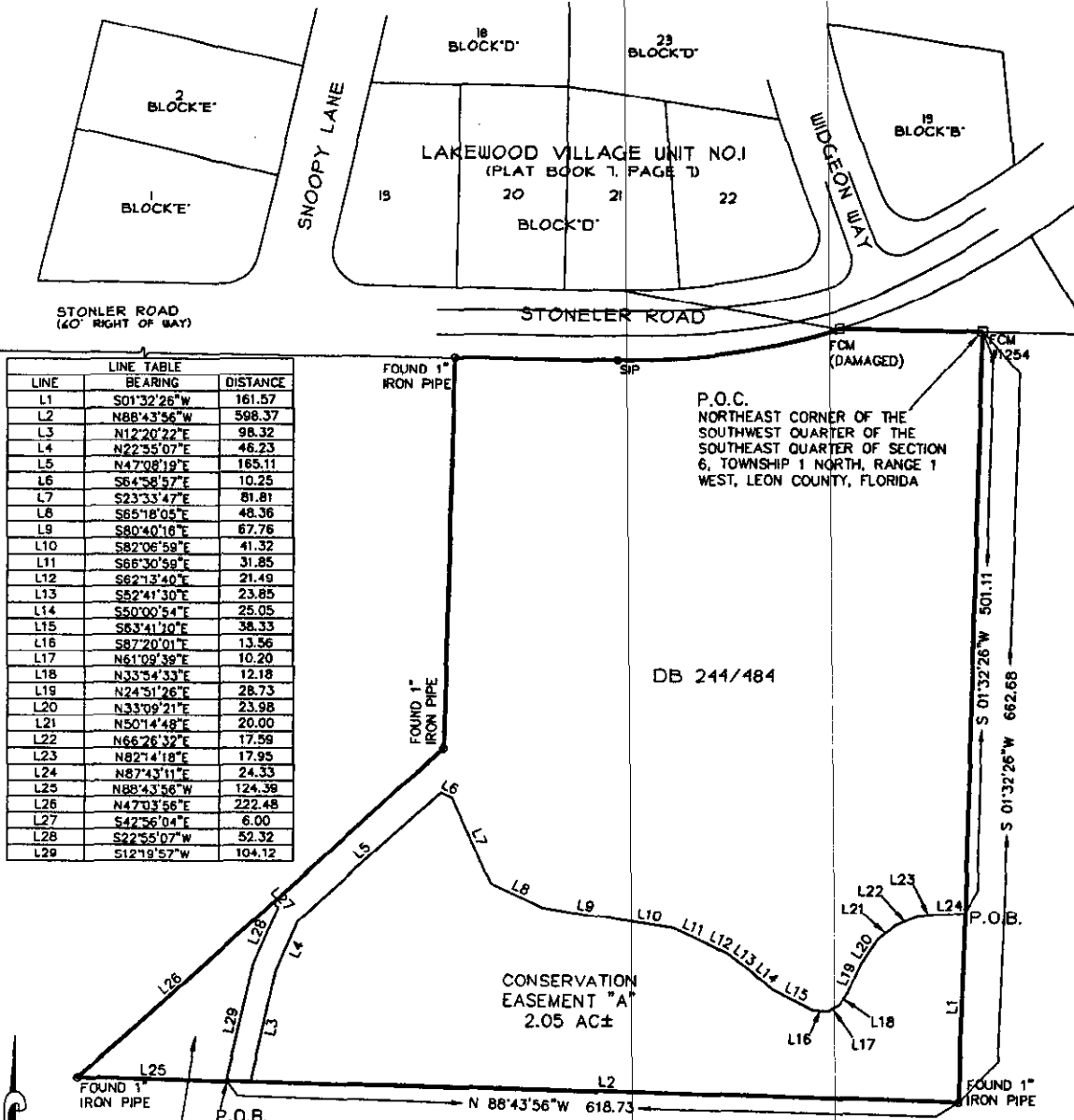


Richard L. White  
MY COMMISSION # DD085185 EXPIRES  
JANUARY 2006  
BONDED THROUGH UNDERWRITERS, INC.

RECEIVED

APR 02 2004

Growth & Environmental Management  
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9:14



**RECEIVED**

APR 06 2004

Growth & Environmental Management

INTAKE Chk  
4:42

LEGEND

- FCM Found 4" x 4" concrete monument (unless shown otherwise).
- FIP Found iron pipe.
- FIPN Found iron pin (re-bar).
- SIPN Set 1/2" iron pin (re-bar) #LB732.
- R/W Right of way.
- (NO ID) No surveyor identification number.
- C.O.T. City of Tallahassee.
- R= Radius.
- A= Arc length.
- D= Central (delta) angle.
- C= Chord bearing and distance.
- O.R., P. Official Records Book and page.
- P.O.C. Point of commencement.
- P.O.B. Point of beginning.

I hereby certify that the sketch shown hereon meets the minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

RICHARD L. WHITE  
Registered Florida Land Surveyor No. 4816

120 60 0 120 240 360



SCALE IN FEET

TECHNICAL DWG

**Broward Davis & Assoc., Inc.**  
Planning/Engineering/Surveying/Management

2414 MAHAN DR.  
TALLAHASSEE, FL.  
32308  
(904) 878-4195  
(904) 878-2058 (FAX)

1570 ROCK QUARRY RD.  
STOCKBRIDGE, GA.  
30281  
(404) 389-0229  
(404) 389-0223 (FAX)

**EXHIBIT A**

CLIENT: ROCKY HILL SUBDIVISION  
JOB NO.:  
PSR NO.: 18957-1  
NOTEBOOK: N/A  
DATE: 12-17-03 SCALE: 1"=120'  
REVISIONS:  
SHEET: 1

# BROWARD DAVIS & ASSOC., INC.

PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT • ENVIRONMENTAL  
FLORIDA • GEORGIA • ALABAMA • SINCE 1958

JOSEPH D. COLEMAN, PLS  
BROWARD P. DAVIS, PLS, RLS (R)  
RUFUS L. DICKEY, PLS  
LARRY E. DAVIS, PLS (R)



LEE F. DOWLING, PLS, RLS  
WALTER A. JOHNSON, PLS, PE (R)  
RICHARD L. WHITE, PLS  
JOHN J. MUELLER, PE

Attachment # 1a  
Page 5 of 6

## Rocky Hill Subdivision Conservation Easement "A"

I hereby certify that the description shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Commence at a found concrete monument #1254 marking the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 6, Township 1 North, Range 1 West, Leon County, Florida, and run South 01 degrees 32 minutes 26 seconds West 501.11 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degrees 32 minutes 26 seconds West 161.57 feet, thence North 88 degrees 43 minutes 56 seconds West 598.37 feet, thence North 12 degrees 20 minutes 22 seconds East 98.32 feet, thence North 22 degrees 55 minutes 07 seconds East 46.23 feet, thence North 47 degrees 08 minutes 19 seconds East 165.11 feet, thence South 64 degrees 58 minutes 57 seconds East 10.25 feet, thence South 23 degrees 33 minutes 47 seconds East 81.81 feet, thence South 65 degrees 18 minutes 05 seconds East 48.36 feet, thence South 80 degrees 40 minutes 16 seconds East 67.76 feet, thence South 82 degrees 06 minutes 59 seconds East 41.32 feet, thence South 66 degrees 30 minutes 59 seconds East 31.85 feet, thence South 62 degrees 13 minutes 40 seconds East 21.49 feet, thence South 52 degrees 41 minutes 30 seconds East 23.85 feet, thence South 50 degrees 00 minutes 54 seconds East 25.05 feet, thence South 63 degrees 41 minutes 10 seconds East 38.33 feet, thence South 87 degrees 20 minutes 01 seconds East 13.56 feet, thence North 61 degrees 09 minutes 39 seconds East 10.20 feet, thence North 33 degrees 54 minutes 33 seconds East 12.18 feet, thence North 24 degrees 51 minutes 26 seconds East 28.73 feet, thence North 33 degrees 09 minutes 21 seconds East 23.98 feet, thence North 50 degrees 14 minutes 48 seconds East 20.00 feet, thence North 66 degrees 26 minutes 32 seconds East 17.59 feet, thence North 82 degrees 14 minutes 18 seconds East 17.95 feet, thence North 87 degrees 43 minutes 11 seconds East 24.33 feet to the POINT OF BEGINNING. Containing 2.05 acres, more or less.

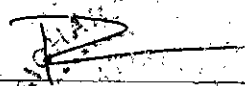
# RECEIVED

APR 06 2004

Growth & Environmental Management

INTAKE Ch  
4:42

# EXHIBIT A

  
Richard L. White  
Registered Florida Surveyor No. 4816

16

# BROWARD DAVIS & ASSOC., INC.

PLANNING • ENGINEERING • SURVEYING • DEVELOPMENT MANAGEMENT • ENVIRONMENTAL  
FLORIDA • GEORGIA • ALABAMA • SINCE 1958

Attachment # 19  
Page 6 of 6

JOSEPH D. COLEMAN, PLS  
BROWARD P. DAVIS, PLS, RLS (R)  
RUFUS L. DICKEY, PLS  
LARRY E. DAVIS, PLS (R)



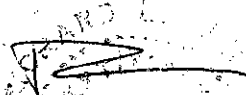
LEE F. DOWLING, PLS, RLS  
WALTER A. JOHNSON, PLS, PE (R)  
RICHARD L. WHITE, PLS  
JOHN J. MUELLER, PE

## Rocky Hill Subdivision Conservation Easement "B"

I hereby certify that the description shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Commence at a found concrete monument #1254 marking the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 6, Township 1 North, Range 1 West, Leon County, Florida, and run South 01 degrees 32 minutes 26 seconds West 662.68 feet to a found 1" iron pipe, thence North 88 degrees 43 minutes 56 seconds West 618.73 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 88 degrees 43 minutes 56 seconds West 124.39 feet to a found 1" iron pipe, thence North 47 degrees 03 minutes 56 seconds East 222.48 feet, thence South 42 degrees 56 minutes 04 seconds East 6.00 feet, thence South 22 degrees 55 minutes 07 seconds West 52.32 feet, thence South 12 degrees 19 minutes 57 seconds West 104.12 feet to the POINT OF BEGINNING. Containing 0.22 acres, more or less.

  
Richard L. White  
Registered Florida Surveyor No. 4816

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## EXHIBIT A

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